

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 05_0001

(FILE NO. 9039152)

**REHABILITATION AND DISABILITY FACILITY, RESIDENTIAL DEVELOPMENT,
LANDSCAPED PUBLIC AND PRIVATE OPEN SPACE AND ASSOCIATED
SERVICES AND INFRASTRUCTURE**

I, the Minister for Planning, pursuant to Section 75O of the Environmental Planning & Assessment Act, 1979, determine Major Project No. 05_0001 referred to in the attached Schedule 1, by **granting approval** subject to the conditions of approval in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) To encourage good urban design and a high standard of architecture.
- (2) To adequately mitigate the environmental impact of the development.
- (3) To maintain the amenity of the local area.

Frank Sartor MP
Minister for Planning

Sydney,

2006

SCHEDULE 1

PART A — TABLE

Application made by:	Royal Rehabilitation Centre Sydney (RRCS) 59 Charles Street Ryde NSW 2112
Application made to:	Minister for Planning
Major Project Number:	05_0001
On land comprising:	Lot 1010 DP 836975 and Lot 102 DP 826426 600 – 640 Victoria Road, Ryde
Local Government Area	Ryde City Council
For the carrying out of:	A detailed description of the development approved to is described in Condition A1, Part A, Schedule 2
Capital Investment Value	\$295 million
Type of development:	Concept approval under Part 3A of the EP&A Act
Section 119 Public Inquiry Held:	No
Section 75G Independent Hearing and Assessment Panel:	No
Determination made on:	23 March 2006
Determination:	Concept approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	The date on which this approval is liable to lapse is provided by Condition A4, Part A Schedule 2

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the Environmental Planning and Assessment Act, 1979 (as amended).

BCA means the Building Code of Australia.

CBHK Report means the Colston Budd Hunt & Kafes report contained within “The Redevelopment of Royal Rehabilitation Centre Sydney Site – Secondary Consultant reports for Concept Plan Submission to DIPNR, prepared by BSA Architects” (August 2005)

Council means Ryde City Council.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department of Planning

Geoplan Study means the Tennyson/Putney Traffic Study prepared for Ryde City Council by Geoplan Services Pty Limited (March 2001)

Major Project No. 05_0001 means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the Environmental Planning and Assessment Regulations, 2000 (as amended).

RRCS means the Royal Rehabilitation Centre Sydney – Ryde.

RTA means the Roads and Traffic Authority.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2**CONDITIONS OF APPROVAL****MAJOR PROJECT NO. 05_0001****PART A – ADMINISTRATIVE CONDITIONS****A1. *Development Description***

Concept approval is granted only to the carrying out the development described in Volume 1: Urban Design Principles Site Analysis and Development Plan and Volume 2: The Preferred Project Revised Concept Plan, prepared by BSA Architects (December 2005), including:

- (1) A new, purpose built specialised rehabilitation and disability facility.
- (2) No more than 50 residential dwellings per hectare on land excluding the new, purpose built specialised rehabilitation and disability facility.
- (3) Landscaped public and private open space.
- (4) Associated services and infrastructure.
- (5) Land use distribution, building heights, densities, dwelling mixes and types.

A2. *Development in Accordance with Plans and Documentation*

The development shall also be generally consistent with the following plans and documentation:

- (1) Concept Plan and Environmental Assessment for the Redevelopment of Royal Rehabilitation Centre Sydney Site, prepared by BSA Architects (August 2005).
- (2) The Redevelopment of Royal Rehabilitation Centre Sydney Site – Secondary Consultant reports for Concept Plan Submission to DIPNR, prepared by BSA Architects (August 2005).
- (3) Preferred Project Report and Statement of Commitments and Proponent's Responses to Exhibition of the RRCS Concept Plan, prepared by BSA Architects (December 2005).

Except for otherwise provided by the plans and documentation described in Condition A1, Part A, Schedule 2 and the Department's conditions of approval as set out in Schedule 2, Part B and the proponent's statement of commitments as set out in Schedule 2, Part C.

A3. *Inconsistency Between Plans and Documentation*

- (1) In the event of any inconsistency between the plans and documentation described in Conditions A1 and A2, Part A, Schedule 2 the plans and documentation described in Condition A1, Part A, Schedule 2 prevail.
- (2) In the event of any inconsistency between the conditions of this concept approval and the plans and documentation described in Conditions A1 and A2, Part A, Schedule 2 the conditions of this concept approval prevail.

A4. *Lapsing of Approval*

Approval of Major Project No. 05_0001 shall lapse 5 years after the determination date in Part A of Schedule 1 unless an application is submitted to carry out a project or development for which concept approval has been given.

A5. Prescribed Conditions

The Applicant shall comply with the prescribed conditions of concept approval under Clause 75J(4) of the Act.

A6. Determination of Future Applications

The determination of future applications for development is to be generally consistent with the terms of approval of Major Project No. 05_0001 as described in Part A of Schedule 1 and subject to the conditions of approval set out in Parts A, B and C of Schedule 2.

PART B – DEPARTMENT OF PLANNING’S CONDITIONS OF APPROVAL

B1. Development Control (see also C1 to C10)

Any significant departure from Conditions A1 and A2, Part A, Schedule 2 will require lodgement of further detailed plans and documentation to the Department addressing, and where required revising, the internal road network and associated development envelopes to reflect and extend the surrounding street pattern.

Any revised plans and documentation will provide (but not be limited to):

- (1) An urban design strategy, including detailed analysis of the physical, environment, social, cultural and economic aspects of the site informing opportunities and constraints, resulting in an agreed urban design outcome.
- (2) An analysis of existing buildings, including building height and footprints, significant vegetation, surrounding street and block pattern, existing delineation of public and private open space, topography and view corridors.
- (3) An appropriate street pattern, built form, building height, open space, view corridors, density, vegetation strategy, entry points, detention basin, car parking and traffic management and road hierarchy.

The timing, format and content of further detailed plans and documentation to be lodged in respect of Condition B1, Part A, Schedule 2 will be agreed and approved by the Department, in consultation with Council and other agencies, where appropriate.

The Director General will determine whether a future application for development constitutes a significant departure from this approval. A significant departure will require submission and approval of a new concept plan proposal.

B2. Technical Audit

The proponent will undertake a technical audit to ensure absolute consistency between the plans and documentation set out at Condition A2, Part A, Schedule 2 within three months of the determination date in Part A of Schedule 1 of Major Project No. 05_0001, or as otherwise determined by the Director General, to provide consistency between the plans and documentation, to the satisfaction of the Department, in consultation with Council where appropriate.

B3. Community Consultation (see also C11)

A detailed programme for community consultation will be formalised by the proponent and agreed by the Department in consultation with Council where appropriate within three months after the determination date in Part A of Schedule 1 of Major Project No. 05_0001, or as otherwise determined by the Director General, to the satisfaction of the Department, in consultation with Council and local stakeholders where appropriate.

B4. Transport and Access (see also C7)

B4.1 The proponent will submit further detailed plans and documentation addressing the following issues, within three months of the determination date in Part A of Schedule 1 of Major Project No. 05_0001 to the satisfaction of the Department, in consultation with Council where appropriate.

- (1) The preferred project report and statement of commitments, prepared by BSA Architects (December 2005) shows two vehicular access points on Morrison Road whilst the CBHK report shows one vehicular access point.
- (2) The increases in peak hour traffic flows reported in Table 3.1 and the flows presented in Figures 3 and 4 of the CBHK report are different.

- (3) It is unclear from the CBHK report what the designation of Charles Street is under Council's hierarchy, as it is firstly referred to as a "collector/sub-arterial" road and later functioning as a sub-arterial road.

B4.2 The proponent will submit further detailed plans and documentation addressing the following issues within three months of the determination date in Part A of Schedule 1 of Major Project No. 05_0001, or as otherwise determined by the Director General, to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.

- (1) Traffic volumes generated by the consolidated RRCS facility.
- (2) Approach and departure routes of traffic travelling to and from the site.
- (3) Maximising ingress to and egress from the site via Victoria Road.
- (4) Signalised intersections along Victoria Road.
- (5) Existing and future traffic volumes on Parry Road.
- (6) Morrison Road and Princes Street intersection.
- (7) Public transport accessibility.
- (8) Permeability for pedestrians.
- (9) Accessibility for cyclists.

The proponent will implement appropriate measures to address the above issues to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.

B4.3 Prior to the lodgement of an initial application for development on the subject site a planning agreement and/or development contributions with appropriate apportionment between the proponent, Council and other agencies will be formalised by the proponent and agreed by the Department, in consultation with Council and other agencies where appropriate, to provide the following measures, pursuant to Sections 93F to 93L and Sections 94A to 94E of the Act:

- (1) Traffic calming measures to constrain vehicle speeds in Princes Street, particularly between Victoria Road and Morrison Road.
- (2) Traffic calming measures to constrain vehicle speeds in Charles Street.
- (3) Provision of a site access roundabout at Charles Street between Henry Street and Parry Street.
- (4) Implementation of the strategy identified in the Geoplan study for Charles Street.
- (5) Provision of site access roundabouts on Morrison Road at the intersections of Douglas Street, Payten Street and Boulton Street.

B4.4 Prior to the lodgement of an initial application for development on the subject site the proponent will implement the recommendations and conditions in set out in Sydney Regional Advisory Committees letter to the Department dated 5 October 2005 to the satisfaction of the Department, in consultation with Council and other agencies where appropriate (see also Condition C7, Part C, Schedule 2).

B4.5 The proponent will submit further documentation and plans in support of future applications for development on the subject site which provides detailed design of road cross sections, intersection of geometry and manoeuvrability of service vehicles to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.

B5. *Planning Agreements (see also C1, C7 and C13)*

Prior to the lodgement an initial application for development on the subject site a planning

agreement and/or development contributions between the proponent, Council and other agencies will be formalised by the proponent and agreed by the Department, in consultation with Council and other agencies where appropriate.

This will include (but not be limited to):

- (1) Community and educational facilities.
- (2) Public open space.
- (3) Traffic calming measures.
- (4) Relocation of RDA Ryde.
- (5) Provision of infrastructure.

B6. Staging Plan (see also C1 to C10)

Prior to the lodgement of an initial application for residential development on the subject site a detailed staging plan showing proposed distribution of units and associated car parking, gross floor areas, unit type, and dwelling mix for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council, and other agencies where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate.

B7. Contamination Investigation (see also C13)

Prior to the lodgement of an initial application for development on the subject site a contamination study for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The contamination investigation will be prepared and undertaken by a suitably qualified person(s).

B8. Landscape and Public Domain Management (see also C13 & C14)

Prior to the lodgement of an initial application for development on the subject site a landscaping and public domain management plan for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.

The landscape and public domain management plan will be prepared and undertaken by a suitably qualified person(s) and will provide (but not be limited to):

- 1) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages/corridors to/from the main open space areas.
- 2) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive.
- 3) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space.
- 4) Facilities that will attract users to the park, including facilities that normally associates with successful design of open space.
- 5) Retention of significant vegetation that will enhance the amenity of the development, helping to place the development within its local context.

B9. Archaeological Investigation (see also C14)

Future applications for development on the subject site will be accompanied by an

archaeological investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The archaeological Investigation will be prepared and undertaken by a suitably qualified person(s).

B10. Geotechnical Investigation (see also C13 & C14)

Future applications for development on the subject site will be accompanied by a geotechnical investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The geotechnical investigation will be prepared and undertaken by a suitably qualified person(s).

B11. Sub Consultant Reports (see also A2)

The proponent will implement all the recommendations set out within “the Redevelopment of Royal Rehabilitation Centre Sydney Site – Secondary Consultant reports for Concept Plan Submission to DIPNR” produced by BSA Architects (August 2005) in any future applications for development on the subject site to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. Each report may require updating as determined by the Department.

B12. Stormwater Management (see also C8)

Prior to the issuance of certificates of occupancy for any building on the site, with the exception of temporary improvements to facilitate the temporary relocation of RRCS, the proponent will provide a detention storage facility to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate, subject to the following conditions:

- (1) As a guide, a storage of minimum capacity of 13,000 cubic metres is required to meet catchment needs for a 1 in 100 year ARI event, exclusive of the increased runoff generated by the RRCS redevelopment. Additional features such as wetlands, water quality storage, or ornamental ponds will necessitate an increase in storage capacity.
- (2) The design of the basin is to satisfy the requirements of Council’s Stormwater Management Development Control Plan DCP 41 and the NSW Department of Planning publication “Better Drainage: Guidelines for the Multiple Use of Drainage Systems” as appropriate. Such design is to be submitted and endorsed by Council’s Group Manager Public Works prior to construction.
- (3) The detention storage and related facilities are to include appropriate health and safety measures to protect the public. These stormwater management facilities may not be capable of inclusion in open space provision calculations.
- (4) Any relocation or adjustment of existing stormwater infrastructure related to the detention basin is to be undertaken at the property owner’s expense and subject to the requirements of Council’s Group Manager Public Works.
- (5) The property owner is to enter into a suitable Deed of Agreement with the City of Ryde relating to the detention basin and related facilities which provides Council with rights of access and protects Council’s interests.
- (6) All internal stormwater design is to comply with the requirements of Council’s Stormwater Management Development Control Plan DCP 41.
- (7) Any structures located in close proximity to stormwater infrastructure including detention storages in which Council has an interest or overland flowpaths are to

comply with the requirements of Council's Stormwater Management Development Control Plan DCP 41.

B13. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (see also C10)

Future applications for development on the subject site will be in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.

B14. Riding for the Disabled Association (NSW) Ryde (see also B5 & C12)

The proponent will continue to work with all relevant stakeholders to seek a timely relocation to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.

PART C – PROPONENT’S STATEMENT OF COMMITMENTS

C1. Health and Community Facilities

The proponent will:

- Provide a new multi-functional Health and Disability Centre, which will be integrated into community lifestyle, the first of its kind in Australia and also an innovation by world standards.
- Provide a range of accommodation choices for people with disabilities, including specially designed independent living and supported accommodation, where the residents can enjoy an independent lifestyle, knowing they are living safely near high-quality community health and disability services.
- Provide recreation facilities, a child-care centre and a community meeting room, as noted in the Concept Plan, which will be available not only for clients of the RRCS health facility, but also for the existing community.
- Negotiate a Planning Agreement under Section 93 of the Act, and/or providing Development Contributions under Section 94 of the Act, to provide for community facilities and infrastructure demand.
- Commit to a staged development of the subject site, which will enable RRCS to continue to provide fully functioning rehabilitation and disability services, throughout the development period.

C2. Density and Relationship to Surrounding Community

The proponent will implement the State Government’s objectives for a sustainable and compact city by adhering to the following design elements:

- The mix of dwelling types, to provide for a range of housing choice;
- The maximum densities in the development parcels, to ensure that there is a sustainable and environmentally sensitive distribution of residential density across the subject site;
- The location of detached houses and town houses in the peripheral transition zones, to create a buffer to the surrounding residential communities, maintaining a good amenity, solar access, light and privacy for the existing residents;
- The location of medium density residential development in the interior of the subject site, to afford increased opportunities for liveable communities within the metropolitan fabric, close to regional employment opportunities and to existing retailing, educational and community facilities, and well serviced by public transport.
- The integration of open space, recreational facilities, childcare and community and health facilities with the residential development, to ensure that not only will the newly created communities be sustainable, both socially and environmentally, but that existing residents in the local community will also benefit from the total development.

C3. Urban Design

The proponent will accord with the maximum heights, maximum number of dwellings, maximum floor space and minimum setbacks in the development parcels in the plans and documentation described in Condition A2, Part A, Schedule 2.

The proponent will submit subsequent applications in accordance with the maximum development parameters in the plans and documentation described in Condition A2, Part A,

Schedule 2 and in accordance with the urban design principles set down in State Environmental Planning Policy 65 – Design Quality of Residential Flat Development, Residential Flat Design Code (DIPNR) and the Residential Flat Design Pattern Book (DIPNR).

The proponent will adopt the following urban design principles which:

- Maximise the northern aspect for solar access to dwellings.
- Respond to the microclimate of each location and to the varying topography.
- Set back buildings from the street frontages to create landscaped settings.
- Introduce view corridors through the subject site to maximise visual permeability.
- Share views by stepping buildings down the slope.
- Diversify building forms to create variety and visual interest.
- Limit overshadowing to 50% for 2 hours per day for private open space.
- Minimise overshadowing of public open space.
- Maintain privacy by ensuring adequate distances between dwellings - windows of habitable rooms be a minimum of 12m apart or if these distances are not achievable other design measures, such as appropriate window and balcony locations and screening, being incorporated.

The proponent will adopt a design philosophy to create a traditional Australian residential living setting in a contemporary urban environment, through:

- Articulated buildings with an interplay of planes, with balconies and pergolas.
- An interplay of self-finishing building materials, brick, stone and tiles.
- Variations in colour and texture.
- Human scale in the design of facades and spaces between buildings
- Accessible, planted rooftops
- Ceiling height of the parking areas beneath residential flat buildings not to exceed 2.1m above natural ground level at any point

The proponent will create a leading-edge architectural design for the new RRCS centre and associated health facilities. This will establish an urban design benchmark for development over the remainder of the subject site.

The proponent will encourage the broader community to use the open space and community facilities on the subject site, by ensuring that the design of the pedestrian network encourages access to these facilities.

The proponent will include a condition of sale for the residential stages of the subject site, which states that gates are not permitted on the access roads to Charles Street, Morrison Road, Princes Street and Victoria Road.

C4. Landscaping

The proponent will adopt landscaping designs being in accordance with the following principles:

- To create a variety of landscaped public open spaces which respond to the existing topography and landscaped features, and are appropriate for the intended purpose of each area of open space.
- To create accessible, landscaped roof-tops for use as private open space.
- To create a unique sense of place in different precincts of the development, and

landscaping on the collector roads which harmonises with Council's public domain landscape strategies.

- To preserve mature trees and landscaping features.
- To provide shade along pedestrian pathways and streets through the planting of street and park trees. When selecting species, consideration to be given to drought tolerance, winter solar access, summer shade and provision of habitats.
- To provide a high quality, low maintenance suite of street furniture that is located to provide amenity for walkers and park users.
- To provide shade for parking areas so that cars can be parked in the shade - ideally reducing the need for intensive air conditioning.
- To reduce crime in public places by creating safe open spaces that are overlooked by dwellings and that have at least two access points.
- To minimise water usage and maintenance by selecting hardy, drought tolerant native and exotic plants, including those listed on the Sydney Water Plant Selector.
- To reduce environmental weeds by selecting plants that are non-invasive or indigenous.
- To treat stormwater on subject site through landscape techniques such as wetlands and planted swales.
- To provide a range of habitats for indigenous fauna including birds and arboreal mammals, insects, reptiles and amphibians through selection of plant species and planting composition.
- To increase water penetration by the use of permeable car parking bays.
- To provide accessible paths of travel wherever possible as an integrated part of the open space network;
- To provide a landscape that can be maintained without excessive labour, water or nutrient inputs.
- In the event that approval is given for a wet detention basin, the design to avoid the need for fencing, by maintaining a depth of less than 300mm for the first two metres from the edge of the permanent water line. Plant species along the edges of the detention basin to be selected for the ability to withstand periodic inundation and periods of prolonged drought. Species in areas that will be permanently wet to be selected with consideration given to provision of habitat for birds, frogs and insects.

The proponent will adopt a design philosophy for elements in the public domain, including landscaping and street furniture, which will reflect the character of Putney, to be developed in consultation with Council to the satisfaction of the Department.

The proponent will design the proposed Central Parkland area to function as both usable public open space and a stormwater detention basin.

C5. Heritage

In the event of a future approval is granted to demolish buildings on the subject site, the impacts will be mitigated by the following procedures:

- The important historic, social and cultural significance of RRCS to be commemorated through a professionally written history of the subject site;
- Archival photographic recordings to be made of the significant buildings, the subject site and the landscape elements on the subject site, in accordance with

NSW Heritage Council's guidelines;

- The original sandstone gateposts at the entrance to Weemala to be retained *in situ*;
- An interpretation strategy to be developed, in order to recognise the important historical and social significance of the subject site to NSW and Ryde;
- The history of the RRCS to be commemorated in naming of new facilities, parks and roads.
- Archival material to be held by RRCS, displayed where appropriate in the new facility and be made available as a public record in the local city library;
- A "History Walk" to be created as a key feature of the parkland amenity, including commemorative stones along the public access track displaying the origins of the site in the context of the history of the Putney Village Community and the City of Ryde;
- An investigation to be conducted to determine the extent and nature of any remnants of the original Weemala building, including a sampling of surface shard scatters.

C6. Utilities Infrastructure

The proponent will:

- Obtain confirmation from utility providers, that existing infrastructure, particularly sewer and water, are capable of supporting the proposed development or can be amplified without detrimentally affecting the existing amenity of the area.
- Obtain all necessary approvals from authorities to implement the augmentation and/or reticulation of the utilities infrastructure.

C7. Traffic & Transport

The proponent will work with all traffic and transport authorities and Council to optimise the design and safety of roads and intersections, both within and surrounding the subject site, and to upgrade public transport, including:

- Review of bus-stops and access to these.
- Design of intersections on external roads, including roundabouts.
- Improvement in pedestrian safety within the locality.
- Reduction in vehicular speeds.
- Design of the subject site's internal road network in accordance with the Australian Model Code for Residential Development Guidelines (AMCORD), with limited access points, discouraging through-traffic and ensuring safety for pedestrians and cyclists.
- Design of the internal road network in accordance with a road hierarchy, to provide a sense of place in different locations and to improve safety for pedestrians and cyclists.
- Provision of parking and storage in accordance with Council's codes and/or RTA guidelines.
- Provision of pathways accessible for people with disabilities between the RRCS health facilities, the Recreation Circle and the Central Parkland.
- Provision of a cycleway network.

The proponent will negotiate a planning agreement under Section 93 of the Act, and/or

providing Development Contributions under Section 94 of the Act, to provide for infrastructure.

The proponent will implement the following recommendations and conditions set out in the Sydney Regional Advisory Committees letter to the Department dated 5 October 2005 to the satisfaction of the Department:

- A left turn deceleration lane off Victoria Road will be provided for the left turn in to the proposed development, on road safety and efficiency grounds. The length and width of the left turn deceleration lane shall be in accordance with the Authority's Road Design Guide and may require localised road widening, which shall be at no cost to the RTA.
- The design and construction of the left turn deceleration lane will be in accordance with the Authority's Road Design Guide and other Australian Codes of Practice. Details of these requirements should be obtained from Authority's Project Services Manager, Traffic Projects Section, Blacktown.

The certified copies of the design plans will be submitted to the RTA for consideration and approval prior to the release of the construction certificate by Council and commencement of road works.

The proponent will be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

The RTA fees for administration, plan checking, civil works inspections and project management will be paid by the proponent prior to the release of the approved design plans.

- Concern was raised with regard to traffic wishing to proceed east on Victoria Road. Vehicles may turn left from the access onto Victoria Road and weave across two westbound lanes in Victoria Road (over a short distance), to turn right into Irvine Crescent then u-turn and proceed east on Victoria Road. A Safety Audit (by a qualified auditor) will be undertaken in relation to the proposed left out arrangement.
- The proposed development will generate significant pedestrian volumes on the surrounding road network. Pedestrian facilities will be investigated and provided if required on Victoria Road to allow suitable access to the bus stops in Victoria Road. Council will be consulted to determine the need for additional pedestrian facilities on the local road network.
- The proposed development will be designed such that road traffic noise from Victoria Road is mitigated by durable materials, in accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). The Authority's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
- Where the EPA external noise criteria would not practically or reasonably be met, the proponent will apply the following internal noise objectives for all habitable rooms under ventilated conditions complying with the requirements of the Building Code of Australia:

All habitable rooms other than sleeping rooms: 45 dB(A) $L_{eq(15hr)}$ and 40 dB(A) $L_{eq(9hr)}$ and sleeping rooms: 35 dB(A) $L_{eq(9hr)}$

- The proponent will ensure that post development storm water discharge from the subject site into the RTA drainage system will not exceed the pre-development discharge.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system will be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management,
PO Box 558
Blacktown NSW 2148

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works on Ph: 8814 2114 or Fax: 8814 2111.

- The layout of the car parking areas associated with the subject development (including, driveways, turning paths, grades, aisle widths, sight distance requirements, and parking bay dimensions) will be in accordance with AS 2890.1-2004 and AS 2890.2 - 2002.
- All work associated with the proposed development will be at no cost to the RTA.

C8. Stormwater Management

The proponent commits to working with Council to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure, safety and public health set down by Council, and to the satisfaction of the Department.

Design of the layout of the detention basin is yet to be finalised, and will be subject to a detailed hydrologic and hydraulic analysis. The proponent will achieve a design that resolves the issues noted in Council's submission.

The proponent will:

- Provide sufficient stormwater storage on the subject site, for Council's Flood Mitigation Strategy for the western part of the Gladesville drainage catchment, including increased provision in storage to detain run-off generated by the development on the subject site.
- Conserve and protect or re-locate (as appropriate) the existing services passing through the subject site, including stormwater and sewerage.
- In the event that Council approves irrigation storage, wetlands or water features on the subject site, increase the stormwater detention volume to accommodate this retention.
- In the event that approval is given for a wet detention basin with a lake and/or other water features, provide consultancy confirmation, including hydrogeological analysis or equivalent that the proposed lake system and wetland will survive and operate effectively in the manner proposed and the mitigation measures to prevent potential for eutrophication, odours, and mosquito breeding and related concerns.
- Provide consultancy confirmation on the required level of flushing of the system.
- Install suitable stormwater quality improvement devices and measures such as GPT's, screens/baskets, swales and wetlands to form part of the overall stormwater management scheme.

C9. Construction Management

The proponent will lodge a Construction Management Plan, prior to development being undertaken on the subject site, including (but not limited to):

- Traffic management
- Noise and vibration management

- Dust control
- Construction waste management
- Erosion and sediment control
- Flora and fauna management
- Archival recording of heritage
- Hazardous materials removal

The proponent commits to carrying out any required remediation prior to developments being undertaken on the subject site, in accordance with the findings of the Contamination Study.

C10. State Environmental Planning Policy Building Sustainability Index (BASIX)

The proponent will comply with the NSW Government Building Sustainability Index targeting 40% reduction for potable water consumption, 25% reduction for greenhouse gas emissions and improvement in the thermal performance of all new residential buildings.

The proponent will commit to sustainability initiatives, including:

- Subject to approval by Council, creation of a detention basin for stormwater management and the retention of part of the water in this basin for the irrigation of the Central Parkland.
- Landscaping in accordance with the Oculus recommendations with nominated water resistant plant species suited to the Wianamatta Shale soils, and soft landscaping to be minimised.
- Building envelopes oriented to maximise solar access and cross ventilation, in order to minimise heating and cooling costs.
- Use of WSUD initiatives – permeable car parking spaces, grassed swales in place of kerb and guttering.
- Rainwater harvesting, collected on the subject site with rainwater tanks in houses and townhouses and detention tanks in apartments.
- Solar access – photovoltaic electricity generation and solar panels for water heating.
- Fittings and whitegoods to reduce energy and water usage.
- Use of recyclable materials.

C11. Public Consultation Process

The proponent will:

- Provide a monthly information update to keep residents informed of progress. This will be published in the local press, in the RRCS newsletter and displayed on the RRCS web-site.
- RRCS has a public relations officer on staff and her details will be published to enable the community to contact her during office hours, and she will be available at specified times to liaise with the community.

C12. Riding for the Disabled Association – Ryde (RDA Ryde)

The proponent will continue to work with RDA Ryde, the Department and Council to achieve a timely relocation within the next two years.

C13. Staging of Development and Actions to be carried out prior to Subsequent Applications

Prior to the lodgement of subsequent applications, the proponent will undertake the following measures to the satisfaction of the Department:

- Staging program for the intended progressive development of the subject site.
- Heritage Interpretation Strategy to recognise the important historical and social significance of the subject site, including actions to be carried out by proponents of subsequent applications.
- Negotiation with the Department, in consultation with Council on the delivery of a Section 93 Planning Agreement, and/or Section 94 Development Contributions to provide for community and infrastructure demand.
- Consultation with Council to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure, safety and public health to the satisfaction of Council.
- Detailed traffic studies in conjunction with, and to the satisfaction of, the RTA and Council, for the design of all pedestrian and vehicular access points to the subject site, including new roundabouts and pedestrian safety measures.
- Contamination Study in accordance with State Environmental Planning Policy 55 – Remediation of Land; the study to include a comprehensive preliminary assessment of the subject site with clear conclusions and recommendations showing that the subject site is suitable, or can be made suitable, for the proposed uses.

C14. Submission of Subsequent Applications

The proponent will submit subsequent applications for the development of the subject site in accordance with the conditions of approval to Project No. 05_0001.

The proponent will submit further documentation for the subsequent applications which will include (but not be limited to):

- Detailed landscape survey and design.
- Archaeological survey, where required in accordance with the Heritage Interpretation Strategy.
- Heritage interpretive elements in the public domain
- BASIX compliance
- Sediment and Erosion Control Plan
- Waste management Plan
- Car parking provision, loading and subject site access in accordance with the relevant codes.
- Construction Management Plans
- Compliance with the utility authorities' standards and reticulation requirements, and approval/permit processes.